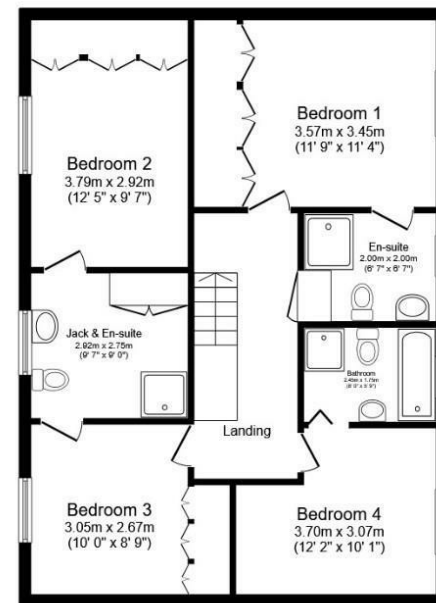


Ground Floor

Floor area 136.5 m² (1,469 sq.ft.)



First Floor

Floor area 79.0 m² (850 sq.ft.)

TOTAL: 215.5 m² (2,319 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Cherry Trees Queens Park Road

Queens Park, Chester,
CH4 7AD

£750,000

* HIGHLY DESIRABLE AREA * FAMILY SIZED HOME * SET IN A LARGE PLOT 0.24 ACRE. A large four bedroom detached house located in the desirable suburb of Queens Park, conveniently situated close to the meadows and river, and within a short walk of the city centre via the suspension bridge. The accommodation briefly comprises: reception hallway with spindled staircase, large dual-aspect living room with feature fireplace measuring 23'2" x 14'3", dining room with double glazed Velux rooflight, separate sitting room/study with window overlooking the rear garden, open-plan kitchen and breakfast room, utility room, first floor landing, principal bedroom with fitted wardrobes and en-suite shower room, bedroom two and bedroom three with fitted wardrobes and interconnecting 'Jack and Jill' style shower room, and bedroom four with en-suite bathroom and separate shower. The property benefits from uPVC double glazed windows, gas fired central heating and a lift. Externally, the property occupies a generous sized plot with an extensive lawned garden at the front with flowering cherry trees and boundary privet hedge. An imprinted concrete driveway, with parking for several vehicles, leads to a single garage. To the rear the garden is a particular feature being of a generous size being laid mainly to lawn with deep beds and borders well stocked with a number of specimen shrubs and trees. If you are looking for a detached family home, within walking distance of the city centre, then we would strongly urge you to view.

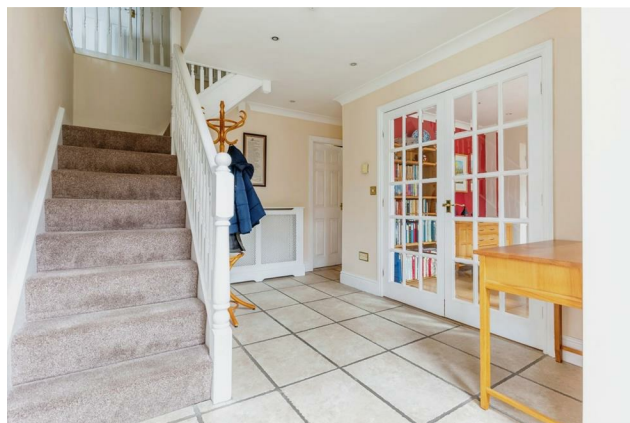
LOCATION



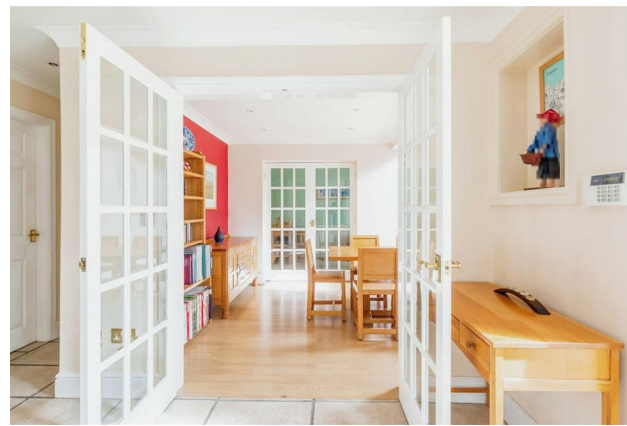
Queens Park is a convenient and much sought-after location, close to local amenities in Handbridge, which include shops and schools together with tennis courts, golf clubs and the West Cheshire Squash Club. The River Dee is close by, and Chester City centre is within a short walk with its more comprehensive shopping, schooling and leisure facilities including the Northgate Arena Leisure Centre. Easy commuting is available to neighbouring industrial and commercial centres via the Chester inner ring road which leads to the M53 and the motorway network together with the Chester Southerly by-pass to Deeside and North Wales.

THE ACCOMMODATION COMPRISES:

RECEPTION HALLWAY



uPVC double glazed entrance door with double glazed side window, uPVC double glazed leaded window side, part vaulted ceiling with double glazed Velux rooflight, two radiators with radiator covers, tiled floor, recessed LED ceiling spotlights, coved ceiling, thermostatic heating controls, burglar alarm control pad, recessed display niche and turned spindle staircase to the first floor with built-in understairs storage cupboard. Double opening glazed doors to the Dining Room and doors to the Living Room, Kitchen/Breakfast Room, Study and downstairs WC.



DOWNSTAIRS WC

1.70m x 0.91m (5'7" x 3')

Comprising: Low level dual-flush WC; and wash hand basin with mixer tap and storage cupboard beneath. Part-tiled walls, single radiator with thermostat, two recessed ceiling spotlights, tiled floor, fitted wall mirror and uPVC double glazed leaded window with obscure glass.

LIVING ROOM

7.06m x 4.34m (23'2" x 14'3")



Large dual-aspect living room with uPVC double glazed leaded bay window overlooking the front and uPVC double glazed French doors with full height double glazed windows at each side to the rear garden, feature stone composite stone fireplace and hearth housing a 'living flame' coal-effect gas fire with brass frame surround, coved ceiling with two ceiling light points, two wall light points, double radiator with thermostat, single radiator, TV aerial point and telephone point.



DIRECTIONS

From our office in Cuppin Street proceed along Grosvenor Street to the traffic lights and turn right into Lower Bridge Street. Continue down the hill, over the Old Dee Bridge, and into Handbridge. Then take the second turning left into Queens Park Road. Follow Queens Park Road passing the turnings for Victoria Crescent and South Crescent Road. The property will then be found after a short distance on the left-hand side.

AGENT'S NOTES

- * The property is located in a Conservation Area.
- * Services - we understand that mains electricity, water, gas and drainage are connected.
- * A periodic electrical inspection was carried out on 6th August 2024. The date of the next inspection is due 6th August 2034.
- * The property is on a water meter.
- * There is a Smart meter for the gas and electric provided by EDF Energy.
- * The property is protected by a burglar alarm.
- * There is a CCTV system installed with four cameras.
- * Low maintenance uPVC fascia boards and soffits and replacement guttering have been fitted.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band G - Cheshire West and Chester.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

PRIORITY INVESTOR CLUB

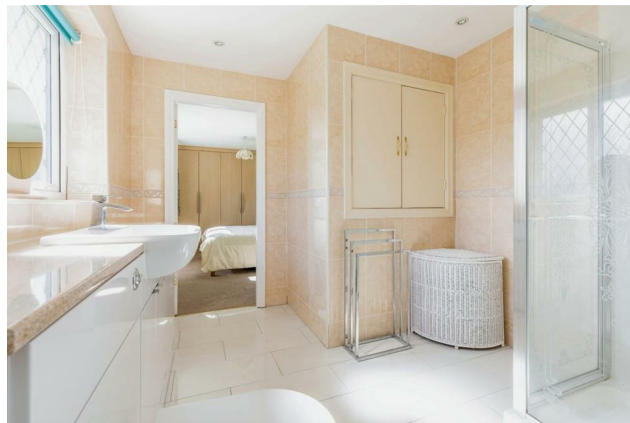
If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/SC

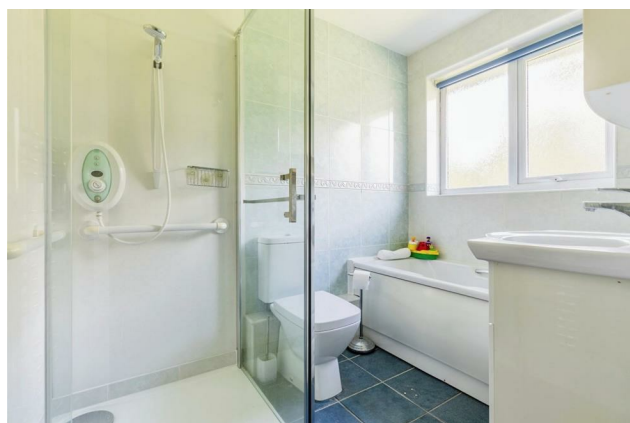


BEDROOM FOUR
3.78m max x 3.07m max (125" max x 101" max)



uPVC double glazed window overlooking the rear, covered ceiling, two ceiling light points and double radiator with thermostat. (There is also a Wessex lift connecting Bedroom Four to the Study.) Folding door to en-suite bathroom.

EN-SUITE BATHROOM
2.46m x 1.73m (81" x 58")



White suite comprising: panelled bath with mixer tap and shower attachment, shower enclosure with wet boarding, Triton electric shower, two handrails, glazed shower screen and glazed door; vanity unit with wash hand basin, mixer tap and storage beneath; and low level dual-flush WC. Tiled walls, tiled floor, chrome ladder style towel radiator, mirror fronted medicine cabinet, ceiling light point and uPVC double glazed window with obscure glass.

OUTSIDE FRONT

The property occupies a large plot extending to 0.24 acre. To the front there is a neatly laid lawned garden with three cherry trees and a border with lavender and fuchsia being enclosed by established privet hedging and wooden fencing with climbing rose bushes. An imprinted concrete driveway, which provides parking for 4/5 cars leads, to a single garage. Outside lantern style lighting to front. To the side there is a brick arch with wrought iron gate providing access to a useful bin storage area and the rear garden. There is also a productive kitchen garden with tayberry and blackberry bushes. Outside water tap.

SINGLE GARAGE
5.44m x 2.57m (1710" x 85")

With up and over remote controlled garage door, fluorescent strip lighting, access to roof space, power and light. Personal door to the Utility Room.

OUTSIDE REAR



To the rear the garden is of a generous size and is laid mainly to lawn with flagged patio areas and well stocked beds and borders interspersed with mature shrubs, trees and three apple trees. The garden enjoys a wooded outlook and is enclosed by wooden fencing.



STUDY
4.24m x 3.35m (13'11" x 11')



uPVC double glazed window overlooking the rear garden, double radiator, covered ceiling, ceiling light point and tiled floor. (There is also a Wessex lift connecting the Study to Bedroom Four.)

DINING ROOM
4.67m x 2.92m (154" x 97')



uPVC double glazed leaded window overlooking the front, part-vaulted ceiling with double glazed Velux rooflight, covered ceiling, recessed ceiling spotlights, TV aerial point, double radiator with thermostat and laminated wood strip flooring. Double opening glazed doors to the breakfast room/kitchen.



KITCHEN/BREAKFAST ROOM
kitchen 4.98m x 3.28m / breakfast/office area 5.59 (kitchen 16'4" x 10'9" / breakfast/office area 18'4)



Open plan kitchen/breakfast room with windows overlooking both the front and rear.

KITCHEN



KITCHEN - Fitted with a modern range of base and wall level units incorporating drawers, cupboards, a glazed display unit, corner shelving and wine rack with granite worktops. Matching island unit with double cupboard and granite worktop. Inset one and half bowl stainless steel sink unit with drainer and mixer tap, freestanding Smeg range style cooker with five ring gas hob, double oven, pan store and chimney style extractor above, integrated Bosch dishwasher, built-in Neff freezer, coved ceiling with recessed LED ceiling spotlights, space for tall fridge/freezer, tiled floor and two uPVC double glazed windows overlooking the rear garden. Door opening to Breakfast/Office Area and door to Utility Room.



BREAKFAST AREA

uPVC double glazed leaded window overlooking the front, fitted corner desk unit with cupboards, drawers and matching display wall unit, double radiator with thermostat, coved ceiling with recessed LED ceiling spotlights and wall cupboard housing the electric meter and electrical consumer board.

UTILITY ROOM

3.38m x 1.96m (11'1" x 6'5")



Fitted with a range of base and wall cupboards with laminated worktops and inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Fully tiled walls, tiled floor, fluorescent strip light, plumbing and space for washing machine, space for tumble dryer, wall mounted Potterton Precision condensing gas fired central heating boiler, central heating and hot water controls, uPVC double glazed window to side and uPVC double glazed door to outside. Personal door to the garage.

LANDING

4.62m x 1.75m overall (15'2" x 5'9" overall)

With spindled balustrade, access to insulated loft space, single radiator with thermostat, coved ceiling, ceiling light point and built-in airing cupboard housing the hot water cylinder and immersion heater with shelving and power shower pump. Doors to the principal bedroom, bedroom two, bedroom three and bedroom four.

PRINCIPAL BEDROOM

4.11m into wardrobe x 3.45m (13'6" into wardrobe x 11'4")

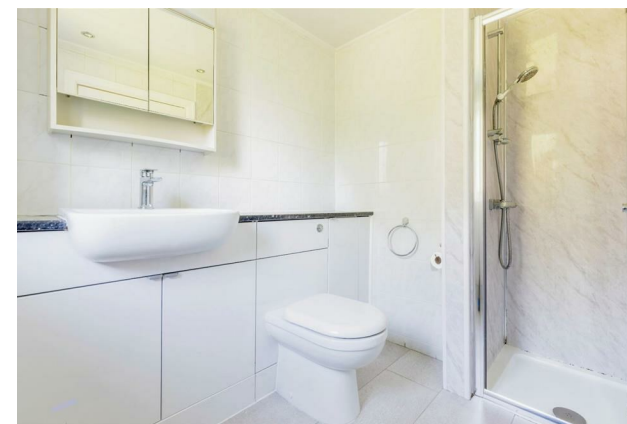


Fitted with a modern range of bedroom furniture incorporating full height wardrobes to the length of one wall, bedside units and dressing table. Coved ceiling, ceiling light point, double radiator with thermostat and uPVC double glazed window overlooking the rear garden. Door to en-suite shower room.



EN-SUITE SHOWER ROOM

2.44m max x 1.78m (8' max x 5'10")



White suite comprising: shower enclosure with wet boarding, wall mounted mixer shower and folding glazed door; fitted worktop with semi-inset wash hand basin, mixer tap and storage cupboard beneath; and low level dual-flush WC with concealed cistern. Wall tiling, panelled ceiling with recessed ceiling spotlights, tiled floor, chrome ladder style dual-fuel radiator, extractor, mirror fronted medicine cabinet and uPVC double glazed window with obscured glass.

BEDROOM TWO

4.37m into wardrobe x 2.90m (14'4" into wardrobe x 9'6")



Fitted with a range of full height fitted wardrobes to the length of one wall

having hanging space, shelving and drawers. uPVC double glazed leaded window overlooking the front, ceiling light point, and double radiator with thermostat. Door to interconnecting shower room.

BEDROOM THREE

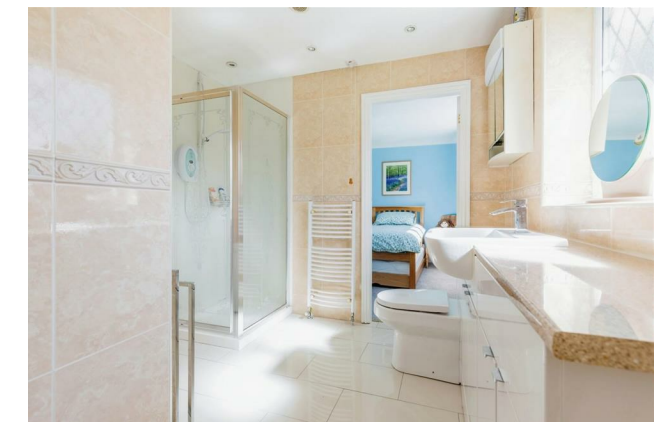
3.20m into wardrobe x 3.05m (10'6" into wardrobe x 10')



Fitted with a range of full height fitted wardrobes with hanging space and shelving, coved ceiling, ceiling light point, single radiator with thermostat and uPVC double glazed leaded window overlooking the front.

INTERCONNECTING SHOWER ROOM

2.72m max x 2.62m max (8'11" max x 8'7" max)



White suite comprising: shower enclosure with wet boarding, Triton electric shower, glazed shower screen and glazed door; fitted worktop with semi-inset wash hand basin, mixer tap and storage cupboards beneath; and low level dual flush WC. Tiled floor, fully tiled walls, recessed ceiling spotlights, ladder style towel radiator, mirror fronted medicine cabinet, built-in over stairs linen cupboard and uPVC double glazed window with obscured leaded glass.